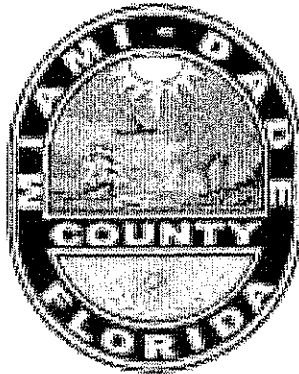


Miami Dade County

Stephen P. Clark Government Center
111 N.W. 1st Street
Miami, Fl. 33128



LEGISLATIVE ANALYSIS

Wednesday, February 11, 2004
2:00 PM
Commission Chambers

Board of County Commissioners

Recreation & Cultural Affairs Committee

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT AT 17611, 17621, 17631, 17641 & 17651 N.W. 78TH AVENUE, PALM SPRINGS NORTH WITH ADELL INVESTMENTS, INC., A FLORIDA CORPORATION, FOR PREMISES TO BE UTILIZED BY MIAMI-DADE COUNTY FOR A MINI-LIBRARY; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

I. SUMMARY

This resolution approves a lease agreement at 17611 to 17651 N.W. 78 Avenue, Palm Springs North, with Adell Investments, Inc., for the Miami-Dade Public Library System.

II. PRESENT SITUATION

Presently, the Miami-Dade Public Library System is involved in an expansion program that calls for the construction and operation of ten neighborhood libraries to be built over the next thirteen years. In addition, funding was approved for the opening and operating of eight mini-libraries, in leased facilities, over the next four years. This plan also includes major renovations to existing facilities.

III. POLICY CHANGE AND IMPLICATION

None.

IV. ECONOMIC IMPACT

The lease agreement is for five years with two additional two-year renewal option periods. Annual rent is \$66,500.04 (\$19.00 per square foot). The base rent for the fourth and fifth years shall increase to \$68,495.04 (\$19.57 per square foot). The base rent for the renewal periods will be adjusted by three percent each period. The County is responsible for electricity, HVAC maintenance, janitorial, custodial and exterminating services. In addition, the County will pay \$3.00 per square foot as its contribution toward common area maintenance (CAM), real estate taxes and insurance. In the fourth year of the initial term the CAM shall be adjusted and the County is responsible for its share of the difference in expenses over the base year 2004. Funding for this lease agreement has been budgeted and will come out of the Library Taxing District Fund.

V. COMMENTS AND QUESTIONS

None.

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AUTHORIZING EXECUTION OF A MODIFICATION TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN MIAMI-DADE COUNTY AND THE CORRADINO GROUP, INC., TO PROVIDE FOR AN INCREASE TO THE ADDITIONAL / REIMBURSABLE SERVICES FEE FOR DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES ASSOCIATED WITH AMELIA EARHART PARK SOCCER AND SOFTBALL COMPLEX, BUILDING AND UTILITIES PROJECT A98-PARK-04, AND AUTHORIZING THE COUNTY MANAGER TO EXECUTE SAME

I. SUMMARY

This resolution authorizes the execution of a modification to the professional services agreement between Miami-Dade County and the Corradino Group, Inc. to provide for an increase to the additional / reimbursable services fee for design and construction administrative services associated with Amelia Earhart Park Soccer and Softball Complex.

II. PRESENT SITUATION

At the present time, there has been one amendment to the professional services agreement with The Corradino Group, Inc.

Amendment Number One:

\$ 313,616.00 – Amended Basic Fee

\$ 390,755.00 - Amended Add./Reimbursable Services

\$ 704,371.00 – Amended Total (41% increase)

This amendment increased the fees for basic services by \$86,309 for finalizing the development of Phase II for the Softball Complex and increased the Additional Reimbursable Services by \$118,955 for regulatory inspections and full-time construction administration services.

III. POLICY CHANGE AND IMPLICATION

This resolution modifies the scope of work for Phase II of the Amelia Earhart Park Soccer and Softball Complex Project from a softball complex to a soccer complex. The Parks Department feels that this is necessary in response to the community's shifting needs and interests. Modified Phase II will include the construction of three (3) additional lighted and irrigated soccer fields, and a fourth soccer field presented as an additive alternate; two (2) restroom /storage building facilities; landscape; and walkways. Because of the revised scope of work, there is a need to increase the Additional / Reimbursable Services Fee by \$133,398.00 (19%) for the additional design services associated with providing construction documents and the administration of the

Recreation & Cultural Affairs ITEM 3(B)
February 11, 2004

construction contract for the revised scope of work bringing the professional services agreement with The Corradino Group, Inc. to \$837,769.00.

IV. ECONOMIC IMPACT

This resolution will increase the additional / reimbursable fee by \$133,398.00 (19%) bringing the contract to \$837,769.00. The basic services amount remains unchanged at \$313,616.00.

V. COMMENTS AND QUESTIONS

Construction of Phase I is in the final stages of construction.

Phase II should have completed construction documents by January 20, 2005.

LEGISLATIVE ANALYSIS AND ECONOMIC IMPACT STATEMENT

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT THREE TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN MIAMI-DADE COUNTY AND FORBES ARCHITECTS, INC. FOR DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES ASSOCIATED WITH THE CRANDON PARK GOLF COURSE CLUBHOUSE PROJECT A00-PARK-03 TO PROVIDE FOR AN INCREASE TO THE BASIC SERVICES FEE AND THE ADDITIONAL/REIMBURSABLE FEES AND AUTHORIZING THE COUNTY MANAGER TO EXECUTE SAME

I. SUMMARY

This resolution authorizes execution of amendment three to the professional services agreement between Miami-Dade County and Forbes Architects, Inc. for design and construction of administration services associated with the Crandon Park Golf Course Clubhouse Project.

II. PRESENT SITUATION

At the present time, there have been two modifications to this agreement with Forbes Architects Inc.

Amendment One:

Increased the Basic Services Fee by \$39,500 (9% increase) for additional design services.

Amendment Two:

Increased the Basic Services Fee by \$25,000 (6% increase) for additional on-site construction administration services.

III. POLICY CHANGE AND IMPLICATION

In order to adhere to the Crandon Master Plan, the Crandon Park Golf Course Clubhouse has to be built over the existing building. The existing building was built on pilings that were not recorded and therefore, a significant amount of retrofit work was required. In addition, to ensure compliance with new and existing codes, a secondary means of egress was required from the basement, additional fire sprinkler systems in the veranda as well as additional emergency lights. In order to make these modifications, there will be an increase in the total professional services agreement fee of \$50,000 (10%) from \$494,500 to \$544,500.

IV. ECONOMIC IMPACT

This resolution will increase the Basic Services Fee by \$45,000 and the additional / reimbursable fee by \$5,000 bringing this professional services agreement contract to \$544,500.

Recreation & Cultural Affairs ITEM 3(C)
February 11, 2004

V. COMMENTS AND QUESTIONS

None.